



ATTENTION BROKERS  
**FOR LEASE**

## **Farragut Factory Business Park**

55 NE FARRAGUT STREET  
PORTLAND, OR 97060



### **Flex Space Available**

Located in Inner NE Portland  
with Quick Access to I-5

[FarragutFactory.com](http://FarragutFactory.com)





# Farragut Factory Business Park

55 NE FARRAGUT STREET  
PORTLAND, OR 97060

## PROPERTY OVERVIEW

- Includes one building comprising approximately 33,160 square feet of leasable space.
- The industrial park consists of 14 office and warehouse suites ranging in size from 1,250 square feet to 5,100 square feet
- Fully sprinkled, ample power, parking and water with security lighting.

**Located right off of I-5, it's ideal for businesses that need office, warehouse, storage, or light manufacturing/production space.**



[FarragutFactory.com](http://FarragutFactory.com)



# Office/Flex Space Available For Lease - Inner NE Portland - 2,362 RSF

**2,362**  
SQUARE FEET

**\$20.14** /yr  
RENT / SF

**\$3,964.22**  
RENT

**(503) 406-2745**  
[www.FarragutFactory.com](http://www.FarragutFactory.com)



## PROPERTY ADDRESS

**55 NE Farragut Street - Suite 2**  
**Portland, OR 97211**

**LEASE TYPE: NNN**    **AVAILABLE: 7/22/25**

## DESCRIPTION

Click here to apply: <https://tinyurl.com/GridCommercialApp>

Located in the Piedmont neighborhood of inner NE Portland, the two-story building hosts a variety of office/retail, production, and manufacturing tenants. There are nine separate suites on-site ranging in size from 532 square feet to 6,539 square feet. The property's central location offers convenient access to I-5 and the greater Portland metro.

This suite is located on the street level of the building. The space features exposed brick and timber, soaring ceilings, and plenty of natural light. The suite is a total of 2,362 RSF.

The RSF of Suite 2 is split between an office unit and a flex/showroom space immediately next door. These suites are separated by a bathroom with a shower in between. This restroom is available for sole use by future tenants of Suite 2.

The suite has direct access to an additional shared restroom, high interior clearance, and two standard entry doors.

The suite has ample power, ample lighting, and gas heat.

Power: Information Pending

## Lease Highlights

Base Rent: \$17.64/SF/year or \$3,472.14/month

NNN Charges: \$4.50/SF/year or \$885.75/month

All-In Rent: \$4,357.89/month

Annual Increase: 5% Increase in Base Rent

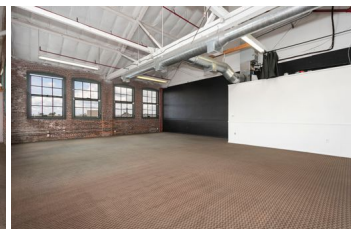
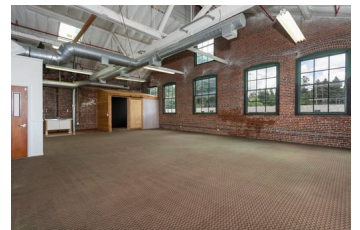
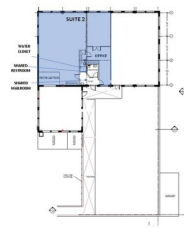
## Move-In Special Details:

Sign a lease for at least 24 Months

Get FREE base rent for months 4 and 8 (save \$6,944.28 in year one)

Effective All-In Rent for Year 1 is \$3,964.22/month after we apply the 2 months FREE base rent

This is a limited time offer for new tenants only and may end at any time.



## AMENITIES

- Gas Heat
- Natural Light
- High Ceiling Clearance
- Modern Office Build-Out
- Exposed Brick

## RENTAL TERMS

Rent	\$3,964.22
Security Deposit	\$4,500.00
Application Fee	\$0.00

View this listing online:



# Industrial Flex Space Available - Inner NE Portland!

**3,433**  
SQUARE FEET

**\$12.50** /yr  
RENT / SF

**\$3,576.04**  
RENT

**(503) 406-2745**  
[www.FarragutFactory.com](http://www.FarragutFactory.com)



## PROPERTY ADDRESS

**55 NE Farragut Street - Suite 7**  
**Portland, OR 97211**

COMMERCIAL TYPE: **Industrial**

LEASE TYPE: **NNN** AVAILABLE: **Now**

## DESCRIPTION

Click here to apply: <https://tinyurl.com/GridCommercialApp>

This suite is located in a two-story mixed-use office/retail and industrial building with a handful of other tenants.

The business park is located at 55 NE Farragut Street right off of N Lombard and MLK Jr. Blvd with close proximity to I-5.

Suite 7 is located on the ground floor of a warehouse style insulated building.

The suite is 3,433 RSF.

Suite has direct access to shared bathrooms, high interior clearance, one (1) rollup door and one standard entry door.

The suite has ample power, ample lighting, and gas heat. Power: Information Pending

Parking: Tenant shall have the right to park up to 4 vehicles in East lot.

## Lease Highlights

### Lease Highlights

- Base Rent: \$11.50/SF/year or \$2,860.83/month
- NNN Charges: \$4.50/SF/year or \$1,287.38/month
- All-In Rent: \$4,148.21/month
- Annual Increase: 5% Increase in Base Rent
- Tenants will also pay their own electricity, internet, and phone bills. Garbage service is provided by the Landlord for office suites only. Garbage is the responsibility of the Tenant for all industrial suites.

### Move-In Special Details

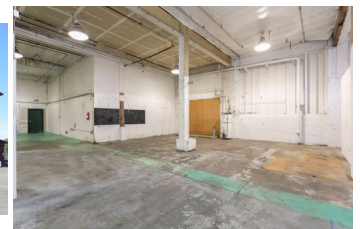
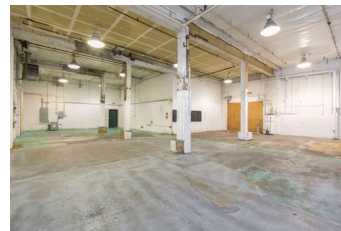
- Sign a lease for at least 24 Months
- Get FREE base rent for months 4 and 8 (save \$5,721.66 in year one)
- Effective All-In Rent for Year 1 is \$3,576.04/month after we apply the 2 months FREE base rent
- This is a limited-time offer for new tenants only and may end at any time.

## AMENITIES

- 1 Drive-In Roll Up Door
- Ample Parking
- High Ceiling Clearance Warehouse

## RENTAL TERMS

Rent	\$3,576.04
Security Deposit	\$6,500.00
Application Fee	\$0.00



View this listing online:





# Industrial Warehouse Flex Space Available - 975 sqft - Inner NE Portland

**975**  
SQUARE FEET

**\$20.09** /yr  
RENT / SF

**\$1,632.31**  
RENT

**(503) 406-2745**  
[www.FarragutFactory.com](http://www.FarragutFactory.com)



## PROPERTY ADDRESS

**55 NE Farragut Street - Suite 11**  
**Portland, OR**

LEASE TYPE: **NNN**    AVAILABLE: **6/24/25**

## DESCRIPTION

Click here to apply: <https://tinyurl.com/GridCommercialApp>

This suite is located in a two-story mixed-use office/retail and industrial building with 8 other tenants.

55 NE Farragut Street is located right off of N Lombard and MLK Jr. Blvd, in the Piedmont neighborhood, with close proximity to I-5.

Suite 11 is located on the ground floor of a warehouse-style insulated building. The suite is 975 RSF.

Suite 11 has high interior clearance, one (1) rollup door, and one standard entry door. The suite has mezzanine space available for additional storage and direct access to shared bathrooms.

The suite has ample power, ample lighting, and gas heat.

Power: The Suite's power infrastructure will be confirmed soon. Lease Highlights

- Base Rent: \$17.59/SF/year or \$1,429.19/month
- NNN Charges: \$4.50/SF/year or \$365.63/month
- All-In Rent: \$1,794.81/month
- Annual Increase: 5% Increase in Base Rent
- Tenants will also pay their own electricity, internet, and phone bills. Garbage service is provided by the Landlord for office suites only. Garbage is the responsibility of the Tenant for all industrial suites.

## Move-In Special Details

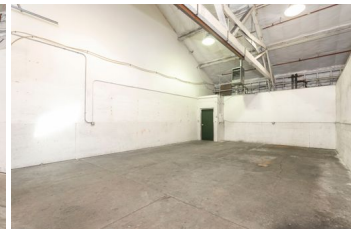
- Sign a lease for at least 24 Months
- Get FREE base rent for months 4 and 8 (save \$2,858.38 in year one)
- Effective All-In Rent for Year 1 is \$1,632.31/month after we apply the 2 months FREE base rent
- This is a limited-time offer for new tenants only and may end at any time.

## AMENITIES

- High Ceiling Clearance
- Mezzanine Space
- 1 Drive-In Door

## RENTAL TERMS

Rent	\$1,632.31
Security Deposit	\$2,500.00
Application Fee	\$0.00



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FLEX SPACE AVAILABLE  
LOCATED IN INNER NE PORTLAND

**Is your client the perfect fit?  
Let's talk today.**

[LeasingTeam@GridPropertyManagement.com](mailto:LeasingTeam@GridPropertyManagement.com)  
503-406-2745

Individual suite information is available at  
[FarragutFactory.com](http://FarragutFactory.com)



Grid Property Management is a property management firm that specializes in the management of commercial and industrial properties.